

APPROVED

March 13, 2007
Common Council of
The City of Norwalk

Wall Street Redevelopment Plan Plan Modification Spring 2007

The following is proposed as a CGS §8-136 "Plan Modification" to the *Wall Street Redevelopment Plan*, approved by the Norwalk Common Council on July 13, 2004. All parts of the original Plan are hereby declared retained and in full-force, except where hereunder added, deleted, or changed, or where changed through the language of the resolutions of the statutory approval bodies which approve this Modification.

I. TAKINGS AUTHORITY SPECIFIED

Purpose

The Modification seeks to be more specific and deliberate with regard to properties subject to acquisition under Norwalk's power of eminent domain as enabled under CGS §8-124 et. seq. The property subject to potential acquisition through eminent domain under the Plan, was shown on Map 1, and on a list on page 37. That map, list, and associated text on page 36 are hereby deleted, and replaced with the following approach: Eminent domain under the Modification shall take place only through direct approval by the Norwalk Common Council, and only in connection with a Land Disposition and Development Agreement with a City-designated preferred developer, each to be likewise approved by the Norwalk Common Council. Additions are indicated with underlines.

The following changes are made to the Plan.

A. Pages 36-38

Section IV, Properties to be Acquired, Schedules of Displaced Families and Method of Relocation is hereby deleted and substituted the following in lieu of thereof:

Property to be acquired in accordance with this Plan via the use of eminent domain pursuant to CGS Chapter 130, Part I must be approved by the Norwalk Common Council. The property sought to be acquired via eminent domain must be included within a Conceptual Master Site Plan, submitted by a Preferred Developer previously approved by the Council. The Conceptual Master Site Plan must be within the boundaries of the Plan area, and be part of a Land Disposition and Development Agreement, approved by the Council with its Preferred Developer.

No families are currently anticipated to be displaced by the proposed improvements under this Plan. However, the Redevelopment Agency has approved a "Wall Street Relocation Plan." If *un*anticipated displacement becomes a possibility, the Agency will adhere to the Relocation Plan, and to the state and federal Uniform Relocation Assistance and Real Estate Acquisition Policies Acts, as each may apply.

B. Page 6, Column 2, Paragraph 1

Introduction Section 2.a.(1) in its entirety is hereby deleted and substituted the following in lieu thereof:

In cooperation with designated developers, obtain property rights to those properties needed to create an adequate unit of development and facilitate the implementation of a Conceptual Master Site Plan approved by the Norwalk Common Council in conjunction with an approved Land Disposition Agreement with Common

Council-appointed preferred developers, relocating affected parties as described in Section IV. Relocation.

- C. Legend on Map 1, Page 10 to be changed as follows:
“Tier I: Potential Acquisition” to be deleted and substituted the following in lieu thereof “Near Term”
“Tier II: Negotiate Changes” to be deleted and substituted the following in lieu thereof “Long Term”

- D. Page 11, Column 2, Line 4

The first full sentence at Page 11, Column 2, Line 4 is hereby deleted and substituted the following in lieu thereof:

Inclusion of a property in a Redevelopment Parcel means that it was identified during the community planning process as representing an area with clear and present opportunities for redevelopment activity in the Wall Street Update (2003) at the time that document was produced.

- E. Page 11, Column 2, Line 25 et. seq.

The sixth full sentence at Page 11, Column 2, Line 25 is hereby deleted and substituted the following in lieu thereof:

Property acquisition through the municipality’s exercise of its power of eminent domain in accordance with CGS Chapter 130, Part I, is authorized with the approval of this Plan, but shall further require additional Common Council approval. The approval of the use of eminent domain will be in conjunction with the Common Council’s approval of a Conceptual Master Site Plan and Land Disposition Agreement with a Common Council approved developer.

II. LAND USE

Purpose

The Plan’s “Proposed Land Uses” section adopts – very broadly and generally – the approach of preserving and promoting “mixed-use” development within the area. In contrast, Map 3 on page 19 of the Plan indicates – to the square foot, housing unit, and parking space – the precise “intended development mixes” for the area. This Modification seeks to provide at once greater flexibility, where the “intended development mix” is concerned, and more detailed guidance to developers and property owners with respect to acceptable mixed-use development under the Plan. The Modification accomplishes this through loosening the language in the first case, and providing “Land Use Standards” (paralleling the Design Standards) in the second case.

The following changes are made to the Plan.

- A. Page 18, Column One, Second Paragraph, Last Sentence, et. seq.

The fifth full sentence at Page 18, Column 1, Line 17 is hereby deleted and substituted the following in lieu thereof:

Anticipated development mixes for each Redevelopment Parcel are as shown in Map 3. The uses on this map are subject to “Land Use Standards” as described in the following section.

- B. Page 18, Column Two, Last Paragraph, et. seq.

‘Mix of Uses’ caption at page 18, Column 2 is hereby deleted and substituted the following in lieu thereof:

Land Use Standards

Mix of Uses

(As presently written)

The following text is to be added:

Allowed Land Uses

Permitted uses may include retail, restaurant, residential, office, institutional and parking uses. The following guidelines shall be applied in determining the appropriateness of these or other proposed uses.

Land Uses shall be compatible with residential development.

Land Uses shall promote synergies with nearby and neighborhood uses.

Land Uses shall activate the sidewalk and pedestrian environment.

Land Uses shall respond to the changing economy.

Prohibited Land Uses

Adult Uses, as defined in the Norwalk Zoning Ordinance, at §118-100

III. SITE BOUNDARY

Purpose

The Plan adopts the “centerline” as the boundary’s edge, where the Plan area boundary runs along a street. Recognizing that infrastructure improvements within the Plan area may or may not stop at the center of the roadway, the Modification seeks to replace the center line definition with one that embraces the total right-of-way.

The following changes are made to the Plan.

A. Page 9, Column 1, Paragraph 1, last sentence

The second full sentence at Page 9, Column 1, Line 15 is hereby deleted and substituted the following in lieu thereof:

Where streets make up the Plan’s boundary, it runs along their centerline the boundary encompasses the whole right of way.

B. Page 45

Replace all instances of the term “center line” with “outer edge of the right-of-way” at page 45.